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4 Dark Lane, Sandon, Buntingford, SG9 0QT

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Asking Price £649,000

Looking for your forever home? This beautifully extended four double bedroom property offers the perfect blend of peaceful countryside living and modern family comfort, set within a picturesque rural location.

Designed with both lifestyle and practicality in mind, the accommodation includes two generous reception rooms and an impressive kitchen/dining room ideal for entertaining and everyday family life. A separate utility room adds convenience, whilst the principal bedroom benefits from a dressing area and stylish ensuite shower room.

Outside, the property continues to impress with parking for numerous vehicles and a wonderful south-east facing rear garden measuring approximately 100ft. The sun terrace with retractable awning creates a truly relaxing outdoor space, giving the feeling of being on holiday every day.

Further features include quality Karndean flooring with underfloor heating throughout the ground floor and bathrooms, a high-specification fitted kitchen, energy-efficient air source heat pump and Thermoskirt heating to the bedrooms.

The grounds also provide a variety of useful outbuildings including a workshop with electricity and a heated potting shed.

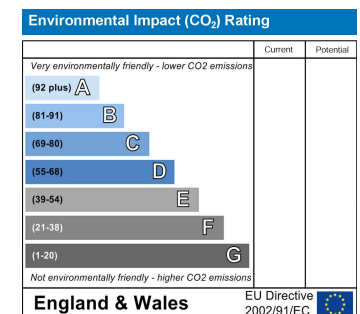
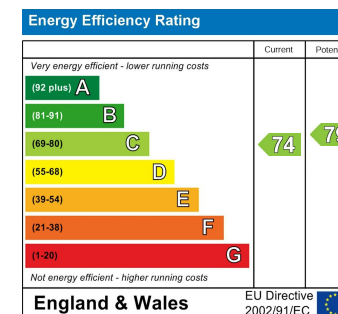
Occupying a plot of approximately 0.20 acre, this peaceful and serene home remains conveniently located just five minutes from the A10, offering excellent access to both Royston and Buntingford.

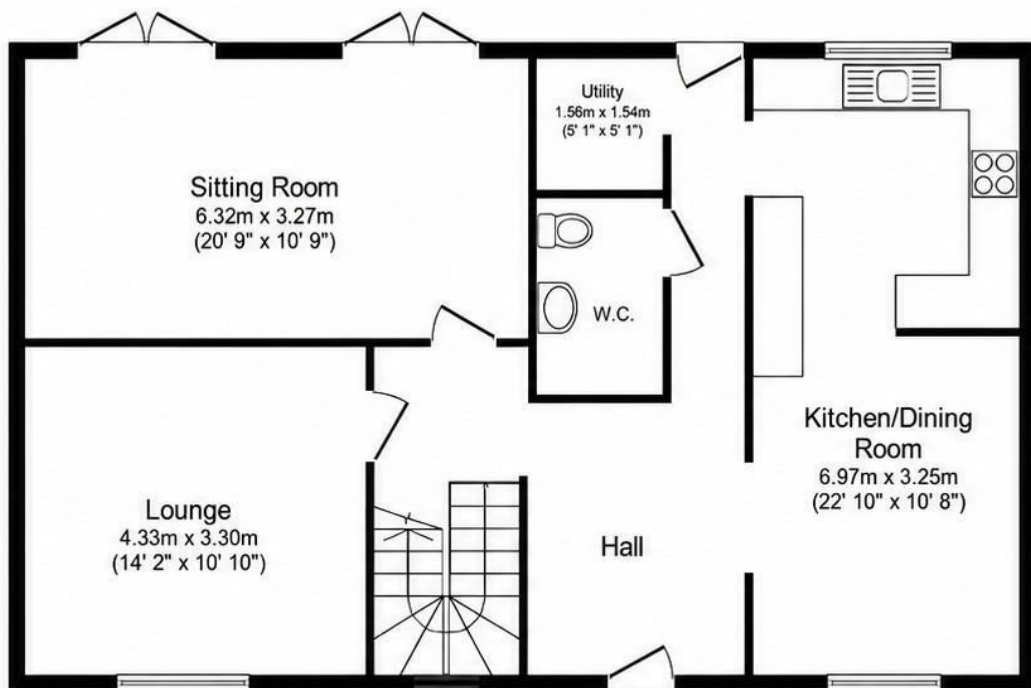
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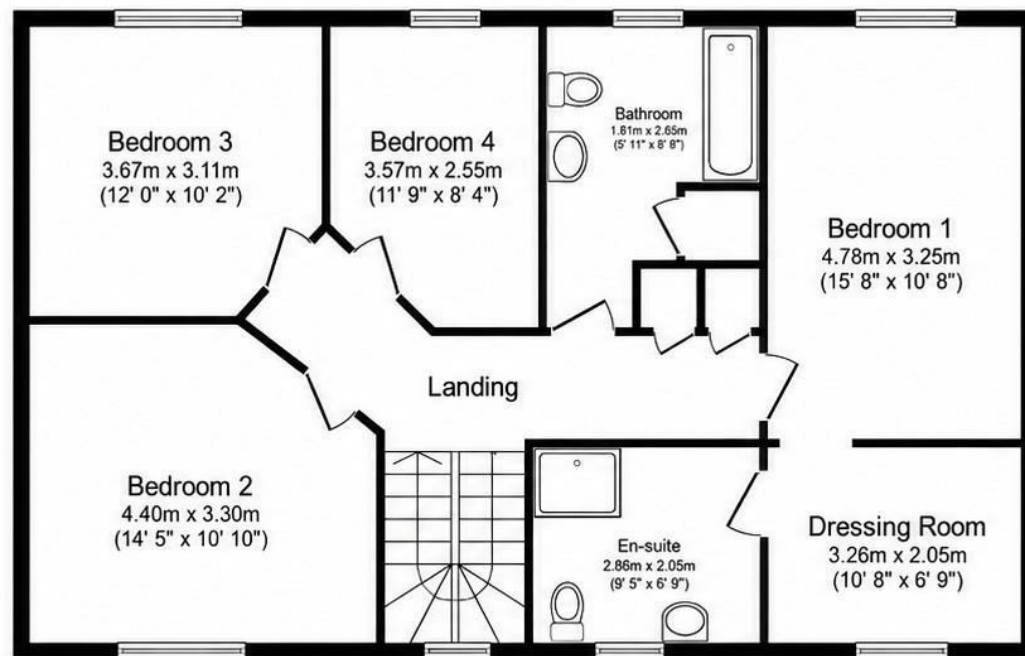
- Beautifully extended four double bedroom family home
- Peaceful and picturesque rural setting
- Two spacious reception rooms plus large kitchen/dining room
- Principal bedroom with dressing area and ensuite shower room
- Quality fitted kitchen with granite worktops and integrated appliances
- Underfloor heating to the ground floor with Karndean flooring throughout
- Air source heat pump and Thermoskirt heating to the bedrooms. Underfloor heating to bathrms.
- Approximately 100ft south-east facing rear garden with sun awning terrace
- Workshop, heated potting shed, summer house and multiple outbuildings
- Extensive driveway parking and approximately 0.20 acre plot

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local





Ground Floor



First Floor

Entrance

Canopy porch. Security lamp.

Entrance Hall

UPVC front door with obscure glass. Under stairs houses the consumer board and underfloor heating manifold.

Kitchen / Breakfast Room

The kitchen is fitted with an attractive range of solid timber wall and base units complemented by granite work surfaces and matching splashbacks. Features include an inset sink with drainer and rinser tap, central breakfast bar, integrated five-ring gas hob with extractor hood above and built-in double oven. Additional integrated appliances include a dishwasher and microwave, whilst space is provided for a freestanding fridge/freezer. Windows to both the front and rear aspects allow for excellent natural light throughout.

Utility Room

Shelving. Space for washing machine, tumble dryer and freezer. Water softener.

Cloakroom

Vanity unit with wash hand basin and low level flush w/c. Tiled splash back. Extractor fan.

Front Reception Room

Window to front aspect. Fireplace with wood burning stove.

Sitting Room

Two French doors to the garden. Bespoke shelving and cupboards to the alcoves.

First Floor**Landing**

Turning stairs to first floor. Tall window to front aspect. Shelved airing cupboard. Storage cupboard. Access to both lofts.

Bedroom One

Window to rear aspect. Opens through to:

Dressing Area

Fitted with shelves and rails. Window to front aspect. Door to:

Ensuite Shower Room

Vanity wash hand basin. Low level flush w/c. large walk-in shower. Heated towel rail. Extractor fan. Window to front aspect. Marble floor.

Bedroom Two

Fitted wardrobes. Window to front aspect. Built in storage cupboard.

Bedroom Three

Window to rear aspect.

Bedroom Four

Window to rear aspect. Bespoke shelving.

Bathroom

Large bathroom suite comprising of a P-shape bath with shower over and glazed screen. Low level flush w/c. Pedestal wash hand basin. Heated towel rail. Extractor fan. Cupboard housing the hot water tank (controlled by Air Source Heat Pump with emersion back up). Storage cupboard above. Window to rear aspect.

Outside**Front**

Lawn to the side. Side access.

Parking

Space for several vehicles on gravel drive.

Rear**Garden**

The generous south-east facing rear garden measures approximately 100ft at its furthest point and provides a wonderful balance of entertaining space and established planting. A substantial patio terrace adjoins the property and benefits from an electric sensor awning, creating the perfect setting for outdoor dining and relaxation.

The garden is predominantly laid to lawn and beautifully framed by mature flower and shrub borders, with side access leading to a range of useful outbuildings including a timber workshop with power, bike store, log store and a heated potting shed with electricity.

Beyond an attractive foliage archway lies a further secluded garden area featuring a wildlife newt pond, summer house with power and an additional timber shed, offering a peaceful retreat within the grounds.

Agents Note

Underfloor heating to the ground floor and bathrooms

Thermoskirt heating to bedrooms and landing

Air Source Heat Pump

Gas cylinders for the hob

Karndean flooring to the ground floor

Entire plot sits on approximately 0.20 acre

Large loft with pull down timber folding stairs, partially boarded and light.

Small loft has no ladder, boarding or light.

Under stairs houses the consumer board and underfloor heating manifold.

Council tax band: C (2,174.98 p.a. subject to change)

EPC: C







